THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836757**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,149,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2021. Notary Public My Commission Expires: 4/30/22

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Karen Johnson Davidson County
Batch# 724102 DEEDWARR
09/27/2021 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $4,251.30
20210927-0129260

WARRANTY DEED

Address New Owner: Keith Randall and Elizabeth Randall 948B Caldwell Lane Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 13 0M 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chadwick D. McIntyre and Andrea S. McIntyre, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Randall and Elizabeth Randall, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Caldwell Place, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Caldwell Place, a Horizontal Property Regime, of record in Instrument No. 20120626-0056094, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Chadwick D. McIntyre and wife, Andrea S. McIntyre, Husband and Wife, by Warranty deed from Shaffer Home Services, LLC, a Tennessee limited liability company, of record in Instrument No. 20130718-0074672, in the Register's Office of Davidson County, Tennessee, dated on July 12, 2013 and recorded on July 18, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lipscomb Heights, as recorded in Plat Book 2083, Page(s) 61.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120626-0056094.

Covenants, Conditions and Restrictions as set forth in Restriction Covenants recorded in Book 2245, Page 102.

This is improved property located at 948B Caldwell Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2021.

Chadwick D. McIntyre

Andrea S. McIntyre

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chadwick D. McIntyre and Andrea S. McIntyre, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2022

Certificate of Authenticity

I, Tiffany Rooker, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **9/15/2021**.

Date

Tiffany Rooker

Affiant Signature

9/15/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **September**, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON